

## PLANNING DIRECTORS HEARING

May 30, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:01 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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- a. **PD18-012.** Planned Development Permit to allow a dental office in an existing building and the removal one (1) Deodar Cedar tree, approximately 42 inches in circumference, on a 0.16-gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Hamilton Avenue and Birch Street (1706 Hamilton Avenue) (David Lee and Aida Galan, Owners). Council District 6. CEQA: Exempt in accordance with CEQA Guidelines Section 15301(a,c,h) for Existing Facilities.

*PROJECT MANAGER, RHONDA BUSS*

**Staff Recommendation: Defer to June 6, 2018 Director's Hearing.**

**ACTION: DEFERRED TO 6/6/18.**

#### 3. CONSENT CALENDAR

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- a. **H17-061.** Site Development Permit to allow the conversion of a two-car garage into living space, thereby increasing the living area for an existing two-family residence from 2,133 square feet to 2,380 square feet; addition of a driveway access to a proposed rear parking area, on a 0.21-gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of Union Avenue, approximately 220 feet northerly of Rosswood Drive (4961 Union Avenue). Owner: (Andrew R. Nasar and Ayesha Rahim). Council District 9. CEQA: Exempt in accordance with CEQA Guidelines Sections 15301(e) and (h) for Existing Facilities.

*PROJECT MANAGER, NIZAR SLIM*

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

**ACTION: APPROVED**

- b. [SP17-048](#). Special Use Permit to replace an existing three-foot retaining wall in the rear yard and with a new three-foot retaining wall as part of new landscape modifications to an existing single-family house on an approximately 0.47-gross acre site, in the R-1-8 Single-Family Residence Zoning District located at 1369 Box Canyon Road (on the north side of Box Canyon Road, approximately 360 feet westerly of Leyland Park) (Boyle, Richard F Jr. and Violet A., Trustees, Owners). Council District 10. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(e).

*PROJECT MANAGER, CASSANDRA VAN DER ZWEEP*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit](#) as described above.

**ACTION: APPROVED**

- c. The proposed projects are located on a 5.38-gross acre site at the northwest corner of West Julian Street and North Autumn Parkway (440 W. Julian Street). Owner: (Michael G. Akatiff, Owner). Council District: 3. CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto.

*PROJECT MANAGER, NIZAR SLIM*

[SP18-020](#). Special Use Permit to allow the demolition of approximately 40,872 square feet of industrial and office buildings, and the construction of three six-story office buildings totaling approximately 1,023,000 square feet and below-grade parking, with an alternative parking design (tandem parking spaces.)

[T17-064](#). Vesting Tentative Map for the creation of a commercial common interest development.

**Staff Recommendation:** Consider the Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution 77617), and Addenda thereto in accordance with CEQA. [Approve a Special Use Permit and Vesting Tentative Map](#) as described above.

**ACTION: APPROVED WITH ADDED CONDITIONS TO SP18-020**

- d. [T17-059](#). Tentative Map to subdivide one (1) lot into two (2) lots for residential uses on a 0.4-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located on the east side of Harwood Road, approximately 390 feet southerly of Vintner Way (5190 Harwood Road) (Cynthia and Mitchell Levy, Owner). Council District 9. CEQA: Exempt in accordance with CEQA Guidelines Section 15315 for Minor Land Divisions.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Tentative Map](#) as described above.

**ACTION: APPROVED**

**The Consent Calendar is now closed.**

#### **4. PUBLIC HEARING**

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**No Items**

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:11 a.m.